Karen Johnson Davidson County
Batch# 571000 DEEDWARR
02/09/2021 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20210209-0018434

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 10th day of January, 2021.

Notary Public

My commission expires: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shane Priselac	New Owner	**162120B09800CO**
1345 Bell Road 401		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ricky L. Smith and Chailie Kitty Wang Smith, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shane Priselac, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 8D, of Tract I on the plan of Final Plat, Villas at Belle Parke, Phase II, a Horizontal Property Regime, of record in Instrument No. 20020722-0087814, amended in Instrument No. 20040218-0018915, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument No. 20020911-0110959 and as amended in Instrument No. 20021025-0130922 and Instrument No. 20030515-0066792 and Instrument No. 20040218-0018915, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ricky L. Smith and Chailie Kitty Wang Smith, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated September 29, 2004, of record in Instrument No. 20041007-0121407, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1345 Bell Road 401, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Ricky L. Smith Date: 1/6/21

Chailie Kitty Wang Smith Date: 1/6/21

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Ricky L. Smith and Chailie Kitty Wang Smith, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of January, 2021.

NOTARY PUBLIC

My Commission Expires: 11-17-24

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, **Jared Aller** do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jared Aller

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty** a notary public for this county and state, **Jared Aller** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty
My Commission Expires:

